

Report Item No: 1

APPLICATION No:	EPF/1603/05
SITE ADDRESS:	King Street Farm, King Street, High Ongar
PARISH:	High Ongar
DESCRIPTION OF PROPOSAL:	Change of use of barn and adjoining buildings to a mixed residential and business use.
DECISION:	GRANT

CONDITIONS:

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The workspace area as identified on drawing no. 260/6 shall be limited to this area of the building only and for the purposes of Class B1 use only. There shall be no direct retailing taking place from the workspace, nor shall it be used for residential purposes unless otherwise agreed in writing by the Local Planning Authority.
- 3 No conversion or demolition or preliminary groundworks of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.
- 4 Prior to commencement of development, including demolition or site clearance works, a phased contaminated land investigation shall be undertaken to assess the presence of contaminants at the site in accordance with an agreed protocol as below. Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance works adopted.

Prior to carrying out a phase 1 preliminary investigation, a protocol for the investigation shall be agreed in writing with the LPA and the completed phase 1 investigation shall be submitted to the LPA upon completion for approval.

Should a phase 2 main site investigation and risk assessment be necessary, a protocol for this investigation shall be submitted to and approved by the LPA before commencing the study and the completed phase 2 investigation with remediation proposals shall be submitted to and approved by the LPA prior to any remediation works being carried out.

Following remediation, a completion report and any necessary maintenance programme shall be submitted to the LPA for approval prior to first occupation of the completed development.

- 5 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1 Classes A - H shall be undertaken without the prior written permission of the Local Planning Authority.

- 6 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the garage(s) hereby approved shall be retained so that it is capable of allowing the parking of cars together with any ancillary storage in connection with the residential use of the site, and shall at no time be converted into a room or used for any other purpose.

- 7 Before the commencement of the development or any works on site, details of the landscaping of the site, including retention of trees and other natural features, shall be submitted in writing for the approval of the Local Planning Authority, and shall be carried out as approved. This includes details of a replacement hedgerow for the existing hedgerow to be removed at the front of the site.

- 8 The area within the sight splays indicated on drawing no. 260/8 shall be formed before first occupation of the residential and live/work unit hereby approved and thereafter give a clear and continuous view of traffic and shall not contain obstructions above the crown of the adjacent road.

- 9 Details of any walls, fences and entrance gates shall be submitted to and agreed in writing by the Local Planning Authority before works commences on site.

- 10 Prior to the commencement of the development details of the proposed surface materials for the entrance, drive and parking/turning area, shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.

Report Item No: 2

APPLICATION No:	EPF/1604/05
SITE ADDRESS:	King Street Farm, King Street, High Ongar
PARISH:	High Ongar
DESCRIPTION OF PROPOSAL:	Listed building application (Grade II) for alteration and change of use of barn and adjoining buildings to a mixed residential and business use.
DECISION:	GRANT

CONDITIONS:

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.
- 2 Samples of the types and details of colours of all the external finishes, shall be submitted for approval by the Local Planning Authority prior to the commencement of the development, and the development shall be implemented in accordance with such approved detail.
- 3 Additional drawings that show details of proposed new windows, doors, rooflights, eaves, verges, fascias, cills, structural openings and junctions with the existing building, by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the LPA in writing prior to the commencement of any works.
- 4 A scheme of landscaping including samples of external surfaces shall be submitted to and agreed by the local planning authority prior to commencement of the works.

Report Item No: 3

APPLICATION No:	EPF/1657/05
SITE ADDRESS:	Site at Former Braces Yard, Mill Lane, High Ongar
PARISH:	High Ongar
DESCRIPTION OF PROPOSAL:	Erection of new village hall including new vehicular access.
DECISION:	REFUSE

2 Additional letters of objection were received, both concerned with access and number of parking spaces. Mentions petition but none received.

REASON:

- 1 The proposed new vehicular access would result in serious loss of amenity to the residents of houses opposite in Mill Lane, particularly to the occupants of Nos. 38 and 40 Mill Lane, by reason of noise, disturbance and light intrusion, contrary to policy DBE2 of the adopted Local Plan.

Report Item No: 4

APPLICATION No:	EPF/1658/05
SITE ADDRESS:	High Ongar Village Hall, The Street, High Ongar

PARISH:	High Ongar
DESCRIPTION OF PROPOSAL:	Outline application to demolish existing village hall and erection of two domestic dwellings.
DECISION:	GRANT

CONDITIONS:

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted shall only be carried out in accordance with detailed plans and particulars, which shall have previously been submitted to and approved by the Local Planning Authority. Such details shall show the siting, design and external appearance of the building(s), landscaping and the means of access thereto.
- 3 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 4 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Class A, shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 No gates shall be erected at any new access to the site served by a new crossover over the existing footway.

Report Item No: 5

APPLICATION No:	EPF/0289/05
SITE ADDRESS:	Village Hall, The Street, Sheering
PARISH:	Sheering
DESCRIPTION OF PROPOSAL:	Single storey extension, with loft storage area, for pre-school activities.
DECISION:	GRANT

CONDITIONS:

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Details of suitable external storage locations and collection arrangements for refuse shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of the development.
- 4 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate that adjacent properties shall not be subject to increased flood risk and, dependant upon the capacity of the receiving drainage, shall include calculations of any increased storm run-off and the necessary on-site detention. The approved measures shall be carried out prior to the first occupation of the building hereby approved and shall be adequately maintained.